From: Lynda Ludwig <lynludwig200@gmail.com>
Sent: Monday, January 27, 2025 4:55 PM
To: Herbst, Barbara J - DNR
Cc: Holmes, David; Gross, Erin; Paddock, Jeffrey J - DNR
Subject: 02-51-596103 RP info

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CAP Minnesota LLC, c/o Phillips Lionite Wo
Products Co, LLC
16 South 16th Street
Fargo, ND 58106
Attn: Sanjay C. Patel
Email: sanjay@nethertz.com

See attached for Sanjay Patel contact

Thanks,
Lyn

On Mon, Jan 27, 2025 at 11:13 AM Herbst, Barbara J - DNR <barbara.herbst@wisconsin.gov> wrote:

> Hi Lynda,
>
> Were you able to get the contact information for the previous owner so I can finalize the RP letter for the drums? I need to get this letter out today.

Thank you for your attention to this.

Sincerely, Barb

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Barbara J. Herbst, P.G, C.P.G
715-492-1891
Barbara.Herbst@Wisconsin.com

From: Herbst, Barbara J - DNR
Sent: Wednesday, January 22, 2025 7:40 AM
To: Lynda Ludwig <lynludwig200@gmail.com>
Cc: Holmes, David <David.Holmes@stantec.com>; Gross, Erin <Erin.Gross@stantec.com>; Paddock, Jeffrey J - DNR <jeffrey.paddock@wisconsin.gov>
Subject: RE: FW: Lionite Mill Property FMR 02-51-595954

Hi Lynda,

Yes, please provide me with that contact information. Thank you.

Sincerely, Barb

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Barbara J. Herbst, P.G, C.P.G

715-492-1891
Barbara.Herbst@Wisconsin.com

From: Lynda Ludwig <lynludwig200@gmail.com>
Sent: Tuesday, January 21, 2025 10:41 PM
To: Herbst, Barbara J - DNR <barbara.herbst@wisconsin.gov>
Cc: Holmes, David <David.Holmes@stantec.com>; Gross, Erin <Erin.Gross@stantec.com>; Paddock, Jeffrey J - DNR <jeffrey.paddock@wisconsin.gov>
Subject: Re: FW: Lionite Mill Property FMR 02-51-595954

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Hello Barb,

Sorry for the delay. I recently met with the previous owner, Sanjay Patel, last Wednesday. He indicated he would take on the responsibility for the buckets and spill that occurred and identified on the SW corner. We have also discussed areas in the plant that he is responsible for removing oil and material when disassembling the large equipment. We will be addressing this in detail with Stantec to delineate the responsible party and most efficient disassembly in relation to the final clean up goal.

Do you need the previous owner's address to issue the responsible party?

Please let me know if you have any further questions. Thanks,

Regards,

Lyn Ludwig

715661 0178cp

On Tue, Jan 21, 2025 at 5:43 AM Herbst, Barbara J - DNR <barbara.herbst@wisconsin.gov> wrote:

Hello Lynda and David,

I have not heard back regarding any potential liability clarification for the Lionite property; therefore I will move forward with issuing any future letters to Lynda as the responsible party. If you have any questions, please feel free to contact me.

Stay warm!

Sincerely, Barb

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Barbara J. Herbst, P.G, C.P.G
715-492-1891
Barbara.Herbst@Wisconsin.com

From: Lynda Ludwig <lynludwig200@gmail.com>
Sent: Tuesday, January 14, 2025 4:09 PM
To: Holmes, David <David.Holmes@stantec.com>; Herbst, Barbara J - DNR <barbara.herbst@wisconsin.gov>
Cc: Gross, Erin <Erin.Gross@stantec.com>; Paddock, Jeffrey J - DNR <jeffrey.paddock@wisconsin.gov>
Subject: Re: FW: Lionite Mill Property FMR 02-51-595954

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Hello,

Let me review, I will be back in touch Wed.

Thanks,

Lyn

On Mon, Jan 13, 2025 at 9:31 AM Holmes, David <David.Holmes@stantec.com> wrote:

Hi Lyn:

We will need your assistance with answering Barb's questions – namely whether your purchase agreement with the former owner for Lionite had any language whereby he has responsibility for the release associated with the oil drums.

David Holmes

Principal, Brownfields Community Revitalization Program

Direct: 262 643-9177
Mobile: 262 705-1721
Fax: 262 241-4901
David.Holmes@stantec.com

Stantec
12080 Corporate Parkway Suite 200
Mequon WI 53092-2661

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From: Herbst, Barbara J - DNR <barbara.herbst@wisconsin.gov>
Sent: Monday, January 13, 2025 8:20 AM

To: Holmes, David <David.Holmes@stantec.com>; Gross, Erin <Erin.Gross@stantec.com>
Cc: Paddock, Jeffrey J - DNR <jeffrey.paddock@wisconsin.gov>
Subject: RE: Lionite Mill Property FMR 02-51-595954

Hello David and Erin,

Have either of you been able to talk with Lyn and see if there was any liability agreement in the purchase of the property? I intend to get the RP letter out for the spill and the Phase 2 we discussed by Wednesday. At that time, I will assume that Lyn purchased the property without an agreement.

Have a good week.

Sincerely, Barb

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Barbara J. Herbst, P.G, C.P.G
715-492-1891
Barbara.Herbst@Wisconsin.com

From: Herbst, Barbara J - DNR
Sent: Wednesday, January 8, 2025 2:14 PM
To: Holmes, David <David.Holmes@stantec.com>; Gross, Erin <Erin.Gross@stantec.com>
Cc: Paddock, Jeffrey J - DNR <jeffrey.paddock@wisconsin.gov>; Saari, Christopher A - DNR <Christopher.Saari@wisconsin.gov>
Subject: Lionite Mill Property FMR 02-51-595954

Hello David and Erin,

Thank you for taking the time to touch base on this property at 115 Depot Street in Phillips, WI. To summarize, the following items were discussed:

-The results for the EPA Community Change Grant application submitted in December are expected in April/May 2025.

-A BRRTS number (02-51-595954) has been created for the release reported on 12/10/2024. The release included a 2022 and 2024 Phase II ESA for the site.

-An RP letter will be forthcoming to Ms. Lyn Ludwig. If the liability for previous/historical releases was documented in a property transfer agreement, please provide that information as soon as possible to ensure proper responsibility is documented for the site(s).

-The spill (20240719NO51-1) resulting from on-site barrels (managed presently by Jeff Paddock) will be converted to an ERP site and assigned a separate BRRTS number soon. Stantec will work with Ms. Ludwig to contain the spill. Again, if the liability for releases was documented in a property transfer agreement, please provide that information as soon as possible to ensure proper responsibility is documented for the spill.

-Ms. Ludwig and/or Stantec will facilitate site investigation and cleanup for the contaminants at the site utilizing the awarded EPA grant funds, if applicable. If these funds cannot be used, it is expected that clean-up activities will still be completed, as required by Wisconsin Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700-799.

Please note that for future notification of contamination reports on this property, it is requested to locate the coordinates at the center of the release. I have requested an adjustment for the existing 02-51-595954 site for precision, as the property is extensive.

If you have any additional questions or comments regarding the site, please feel free to reach out to me. My contact information is below. Thank you and have a good afternoon.

Barb

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Barbara J. Herbst, P.G., C.P.G.
Hydrogeologist

Remediation and Redevelopment Program

Wisconsin Department of Natural Resources
875 4th Ave. South

Park Falls, WI 54552
Phone: **(715) 492-1891**

Barbara.Herbst@Wisconsin.gov

dnr.wi.gov

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IMG_6356.jpeg

CAP Minnesota LLC, c/o Phillips Lionite Wood Products Co, LLC
16 South 16th Street
Fargo, ND 58106
Attn: Sanjay C. Patel
Email: sanjay@nethertz.com